

~~CONFIDENTIAL~~

BUILDING NO. 213

PLANNING AND PROGRESS REPORT

20 APRIL 1962

- I. Total Time From 1 Dec. 1961 - 31 Dec. 1962 - 57 Weeks = 100%
- Lapsed Time as of 14 Apr. - 20 Weeks = 35.4%
- Time Remaining to 31 Dec. - 37 Weeks = 64.6%
- II. Contract Work Reported Complete (as of 14 April) 9.5%
- Weekly Work Completion Percentage to Average to Finish 2.5%
- III. Contractor Obligations as of 18 April : 50X1
- IV. On the Job Labor and Staff as of 13 April = 370
- Contractor Staff 50X1
- Trades Labor
- Nite Shift
- U.S. 50X1

V. Comments

On construction jobs the line of percentage of work completed never follows the line of time consumed. However, it seems significant that 35.4% of time from November 1961 to December 31, 1962 has lapsed and that only 9.5% of work projection has been accomplished. This fact is probably not as alarming as the figures indicate. It is felt, though, that the labor "build-up" is not going ahead as fast as it should. It appears, also, that both the GSA and the contractor are acting too slowly on the lump-sum and segregated contracts to be let. As of 20 April, 15 of 38 of these sub-contracts had not been acted on finally by the contractor. Of these 15 the GSA had approved the letting of 11 of them without action, so far as could be determined, by the contractor.

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It appears from investigation and talks with personnel representing [] the GSA, the contractor and NPIC that no one currently connected with or interested in the construction of Bldg. 213 has ever felt, or committed himself to anything other than construction completion of the building. -- In other words, no one connected with the project has ever agreed to or believed that the building was to be occupied or even partially operating by December 31, 1962. (GSA has researched its files on the project, and the GSA project engineer reached this conclusion.)

50X1

It is a consensus of people and organizations connected with the project that the building (construction phases) will be complete by 31 December 1962. This conclusion is based on conversations and a questionnaire which also indicate the following:

1. Any "beneficial occupancy" that may be allowed the tenant in late stages of construction completion will only allow the movement in of equipment and furnishings limitedly. "Beneficial occupancy", coupled with security requirements will afford virtually no operational occupancy.

2. People and equipment will be partially operational in the building in March 1962. [] deferred answering to this query.

50X1

3. Regarding beliefs as to when people and equipment will be fully operational in the building: NPIC thinks in March or April; [] says in May; and on-the-job people including our own RE&CD believe it will be as late as June 1963 before the building will be fully operational.

50X1

4. In general, the critical areas of the building; i.e., those which should be completed well before final construction completion, have been identified. Steps are being taken to identify them to the contractor, together with orders to give them priority. These areas are:

- (a) Photographic laboratories - 4
- (b) Computer areas - 2
- (c) The sensitive, TS, vaulted files area
- (d) Mensuration areas

Some of these critical areas, however, are not so critical, in so far as construction completion is concerned, as NPIC and [] have allowed less technically knowledgeable personnel to believe.

50X1

1. The vacuum and filtering systems for the four "clean"

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areas are being designed to furnish a three-micron degree of cleanliness. (Particles of cigarette smoke are ten microns in size.) The current degree of cleanliness being operated in the Stuart Bldg. is 100 microns or greater. It is significant that the "clean" areas in No. 213 do not have to be vacuumed and filtered for upwards of 2 months before moving in equipment for operations.

2. Computer equipment and shielded cabling are being designed for accommodation of 153 remote read-out stations. Only 17 such read-out stations are to be activated for use on occupancy of the building.

3. Automatic film-delivery equipment, as well as other equipment for the photographic laboratories, has not yet been designed. [redacted] photographic equipment engineer, has doubts that he can complete specifications for some of this equipment written in time to obligate FY 62 funds. (Some equipment will be entirely new and prototypes will have to be built.)

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VI. Conclusions

1. Pressure for the completion (and occupancy) of building is unwarranted in view of original understandings and agreements among the [redacted] GSA, and Agency authorities.

50X1

2. Completion and occupancy of Building 213 by 31 December, under pressure conditions, would serve no real worthwhile ends because:

(a) The time saved would not be commensurate with the great additional expense.

(b) The integrated system being designed for the building will not be complete by that date, and NPIC is not prepared (and probably will not be) to operate the new, sophisticated equipment in an environment as clean as is being designed.

(c) For initial use and operation the facility is greatly overdesigned. Reference is here made to computer capability vs expected use; the degree of micron cleanliness expected and the lack of even design of equipment of major importance in the form of a film delivery system.

3. Because work on construction is lagging (less than the 2.5% completion per week), the contractor should be directed to increase his rate of labor build-up and should expedite taking final action on subcontracts still not executed.